

GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE LEASE AMENDMENT	LEASE AMENDMENT No. 1
	TO LEASE NO. GS-11P-LVA00339
ADDRESS OF PREMISES: 10400 EATON PLACE FAIRFAX, VA 22030	PDN Number:

THIS AMENDMENT is made and entered into between PDC Eaton Place, LLC c/o Polinger Company

whose address is: 5530 Wisconsin Avenue, Suite 1000, Chevy Chase, MD 20815

hereinafter called the Lessor, and the UNITED STATES OF AMERICA, hereinafter called the Government:

WHEREAS, the parties hereto desire to amend the above Lease. .

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective upon execution by the Government as follows:

1) Per Section 1.06 (A) of the Lease, the Government elects to increase the Tenant Improvement Allowance (TIA) from (b) (4) (b) (4) The total aggregate of TIA as a result of the increase is (b) (4) The Government shall pay the Lessor annual rent, payable in monthly installments in arrears, at the following rates:

	Firm Term	Non-Firm Term
	Annual Rent	Annual Rent
Shell Rent ¹	\$102,200.00	\$102,200.00
Operating Costs ²	(b) (4)	(b) (4)
Tenant Improvements Rent ³	(b) (4)	(b) (4)
Parking ⁴	\$0.00	\$0.00
Total Annual Rent	\$353,400.25	\$152,935.00

¹Shell rent calculation: \$11.94 per RSF multiplied by the RSF stated under Paragraph 1.04, 2,500 RSF (\$11.94/RSF x 2,500 RSF = \$29,850.00)

²Operating Costs rent calculation (b) (4)

³The Tenant Improvement of (b) (4)

⁴Parking costs described under sub-paragraph I below

This Lease Amendment contains {2} pages.

All other terms and conditions of the lease shall remain in force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the below date:

FOR THE LESSOR:

(b) (6)

Signature:

Name:

Title:

Entity Name:

Date:

John Gordon
President
Polinger Development Co.
Dec. 12, 2018

FOR THE GOVERNMENT

(b) (6)

Signature:

Name:

Title:

GSA, Public Buildings Service

Date:

Glenn Harvey
Lease Contracting Officer
12-18-18

WITNESSED FOR THE LESSOR BY:

(b) (6)

Signature:

Name:

Title:

Date:

Veronica Stallone
VP & Operations
12/12/18

This document will not constitute an obligation until the date of execution by the Government. Therefore, while payments may be made retroactively, no monies whatsoever are due until thirty (30) days after the date of execution by the Government. Any amount due will not accrue interest until after that time.

INITIALS


LESSOR

&


GOVT